SECOND QUARTER 2025
QUARTERLY REPORT

July 28th, 2025

FIBRA SOMA

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Quarterly conference call details

Fibra SOMA invites you to join its quarterly conference call on its second quarter 2025 results.

Conference call will take place on July 31, 2025 at 11:00am Mexico City || 12:00pm CT || 1:00pm ET.

Conference Call Details:

Please click the **link** below to register in advance for this call:

https://us02web.zoom.us/webinar/register/WN_60BsI-BkQFqePklUK3_jVA

INVESTOR RELATIONS CONTACT DETAILS

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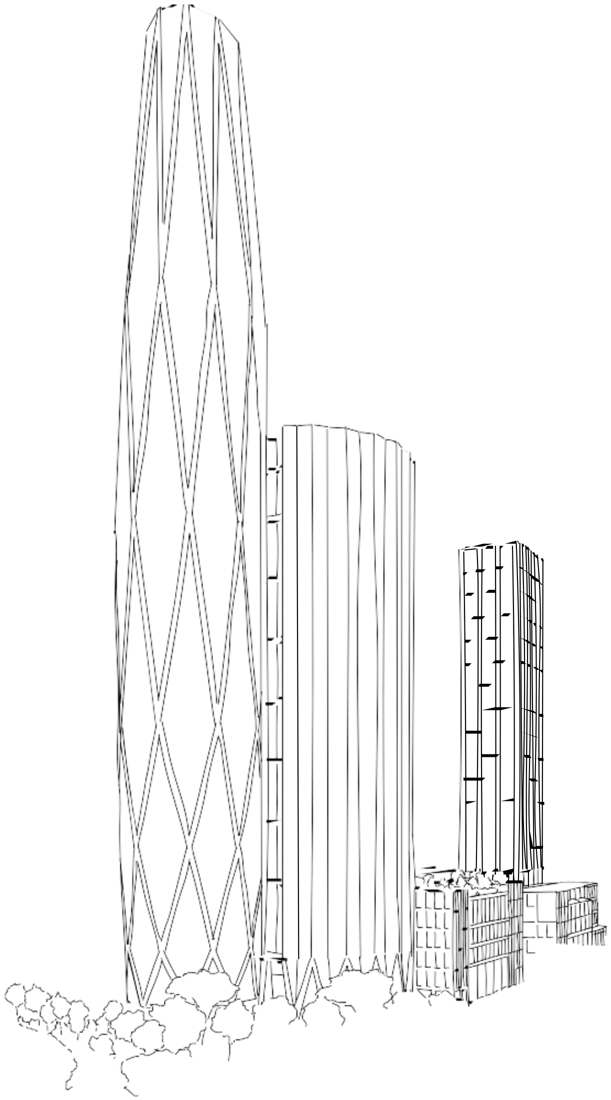


Executive summary

Fibra SOMA (SOMA 21) announces its second quarter 2025 results, reporting an NOI of MXN$653 million for 2Q25, compared to the MXN$493 million reported during 2Q24. The quarter's AFFO was MXN$133 million, on a 13% margin.

Quarterly results

- **Total income** was MXN$1,053 million, which represented a 49% increase compared to 2Q24.
- **Net Operating Income** (NOI) was MXN$653 million, a 33% increase compared to 2Q24.
- **NOI margin** was 62%.
- **EBITDA** reached MXN$596 million, a 40% increase compared to 2Q24.
- The **EBITDA margin** was 57%.
- **Consolidated AFFO** for 2Q25 was MXN$133 million, on a 13% margin.
- **Average occupancy** for 2Q25 closed at 98% with 1,551 tenants.

Highlights

- On May 29, Fibra SOMA signed a loan agreement to extend its revolving credit line by MXN$1,500 million to maintain a robust level of liquidity at all times. This line was successfully syndicated with a high level of oversubscription. Fibra SOMA remains firmly committed to its investors to maintain healthy leverage levels, solid liquidity, and steady growth in its cash flows.
- In June, the Park Hyatt Mexico City Offices asset began operations. This milestone reinforces Fibra SOMA's commitment to meeting the opening schedule for projects under development and expanding NOI by incorporating these assets.
- As a result of sanctions imposed by the US Treasury Department on certain Mexican financial institutions, including CIBanco, the Fibra SOMA Holders' Assembly approved the replacement of this trustee and appointed Grupo Financiero Actinver as the new trustee. This substitution is estimated to be completed during August.




Comments from our CEO

Dear Investors,

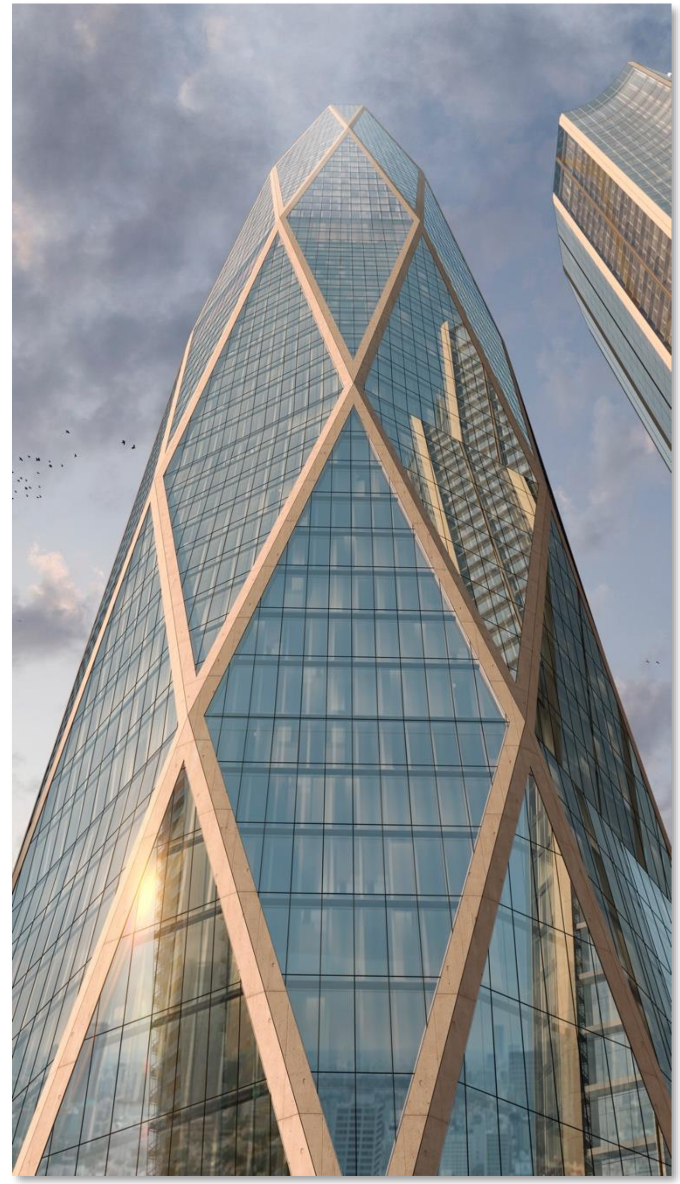
I am very proud to share with you the results for the second quarter of 2025, a period in which we continued to consolidate our position as a benchmark for excellence and quality in the industry.

During the quarter, our operations maintained a positive performance consistent with the trends we have seen in previous quarters. Our portfolio's occupancy rate remained at 98%, proving the high quality of our real estate and close relationships we maintain with our tenants.

In financial terms, we reported sustained growth in our key indicators. NOI for the quarter reached MXN$653 million, representing a 33% increase compared to 2Q24. Income totaled MXN$1,053 million, an increase of 49% compared to the same period last year. Quarterly AFFO stood at MXN$133 million. These results reflect not only Fibra SOMA's operating capacity, but also the strength of our strategy based on prudent balance sheet management and efficient capital allocation.

In line with our commitment to maintain a robust financial profile, during the quarter we signed a revolving credit line for MXN$1,500 million. It was successfully syndicated with significant oversubscription. This instrument reinforces our financial flexibility and supports our objective of maintaining adequate liquidity levels. We also reiterate our determination to continue strengthening our leverage indicators in line with our external commitments.

Regarding our growth plans, I would like to highlight that the Park Hyatt Mexico City offices began operating during the quarter. We continue to make progress in the pre-leasing process for this component's last available spaces, ensuring its successful incorporation into our operating portfolio.



Comments from our CEO

In terms of sustainability, we completed the training process for our team. We are actively working on implementing our ESG strategy and establishing KPIs that will allow us to measure progress objectively and transparently. We are also in the final stages of preparing our 2024 sustainability report, which we will be publishing in the coming weeks.

As part of our commitment to best corporate governance practices, arising from orders issued by the US Department of the Treasury through FinCEN identifying CIBanco as one of the Mexican financial institutions allegedly linked to illicit operations, the Holders' Meeting has decided to replace CIBanco as trustee and terminate our business relationship with that entity. Actinver was also approved as the new trustee, a decision we believe is in the best interest of our stakeholders.

I am very satisfied with the progress we have made to date. Our entire team's commitment to continue generating long-term sustainable value is evident in the results presented. We will keep working with integrity, discipline, and a strategic approach to maintain this pace of performance and further strengthen the trust placed in us.

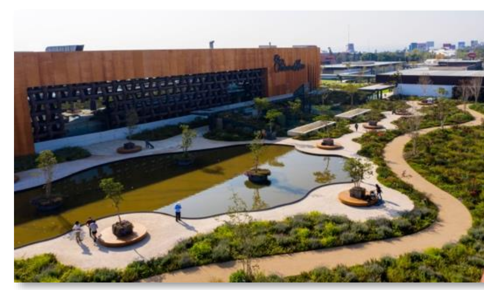
I look forward to continue sharing good results with you in the second half of the year.

Regards,

José Juan Sordo Madaleno de Haro
Chief Executive Officer, Fibra SOMA

Key quarterly indicators
Operating

20 properties in the portfolio	**+836,000 sqm** of GLA	**98%** average occupancy
7-8% average lease spread	**$653m** NOI during 2Q25	**1,551** tenants



- The portfolio closed 2Q25 with approximately 836,000 sqm. Of these 836,000 sqm, approximately 543,000 sqm make up the operating portfolio and 293,000 sqm the development portfolio.
- Occupancy in 2Q25 closed at 98%.
- The renewal rate during the second quarter of 2025 remained above 95%, with an average lease spread between 7-8% above inflation.
- Fibra SOMA's Net Operating Income (NOI) was MXN$653 million for 2Q25, a 33% increase over 2Q24.
- Fibra SOMA had 1,551 tenants by quarter-end.

Note: The images correspond to FIBRA participation projects.

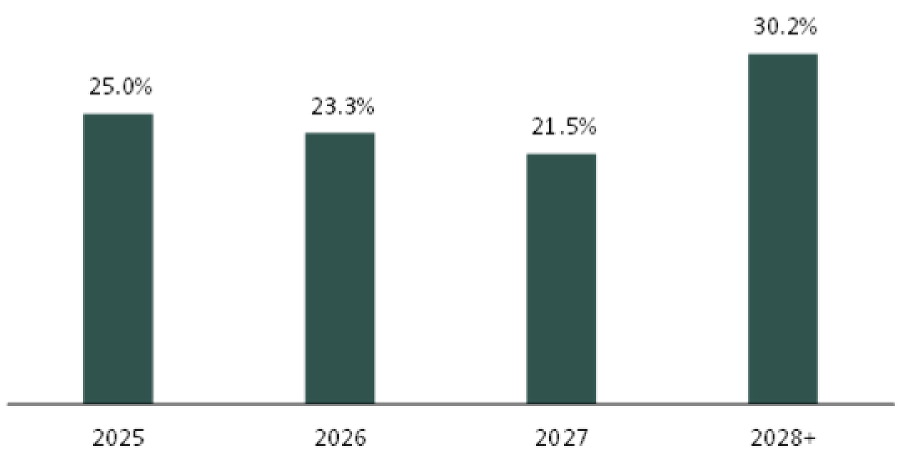
Key quarterly indicators
Operating

FIBRA SOMA

Top Tenants

	% Rent	% GLA
Top-5	19.8%	24.3%
Top-10	27.9%	34.3%
Top-15	33.1%	40.9%
Other	66.9%	59.1%

Lease Maturity Profile



- Our tenant base is very diverse. The Fibra's top 5 tenants represent 19.8% of rental revenues and 24.3% of GLA, which is mainly composed of global tenants with high credit quality.
- The lease spread for renewed leases during 2Q25 averaged 7.0%-8.0% above inflation.
- Fibra SOMA maintained its turnover rate above 95.0% during 2Q25.
- The average term for retail leases is three years. In 2025, 25.0% of current contracts will be subject to renewal. In 2026, maturity levels will be at 23.3%, and 21.5% in 2027.

Key quarterly indicators
Financial

FIBRASOMA

Thousand Pesos	2Q25	2Q24	Δ% 25-24	2025 YTD
Total Revenues (Own Portfolio)	$767,815	$418,423	83.5%	$1,376,064
Joint Venture Revenues	$285,165	$287,097	(0.7%)	$596,842
Total Revenues	$1,052,980	$705,520	49.2%	$1,972,907
Joint Venture Results	$174,849	$214,584	(18.5%)	$410,338
Net Operating Income	$653,344	$492,661	32.6%	$1,346,603
NOI Margin	62.1%	69.8%		68.3%
EBITDA	$596,152	$426,867	39.7%	$1,214,956
EBITDA Margin	56.6%	60.5%		61.6%
Consolidated FFO	$137,799	$115,990	18.8%	$281,715
Consolidated FFO Margin	13.1%	16.4%		14.3%
Consolidated AFFO	$132,785	$142,916	(7.1%)	$367,404
Consolidated AFFO Margin	12.6%	20.3%		18.6%
Distribution to CBFI holders	**$0**	**$0**		**$0**
CBFIs with economic rights	*889,628,640*	*820,175,074*		*889,628,640*
Distribution per CBFI with economic rights	**$0.00**	**$0.00**		**$0.00**

- Net Operating Income (NOI) was MXN$653 million, on a 62% margin. This represented a 33% increase compared to 2Q24.
- EBITDA reached MXN$596 million in 2Q25, on a 57% margin. This represents a 40% increase compared to 2Q24.
- AFFO for 2Q25 reached MXN$133 million, on a 13% margin.
- The number of CBFIs remained at 889,628,640 at the end of 2Q25.

Development pipeline progress

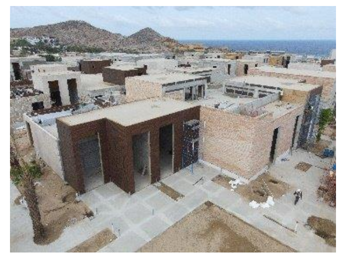
FIBRASOMA

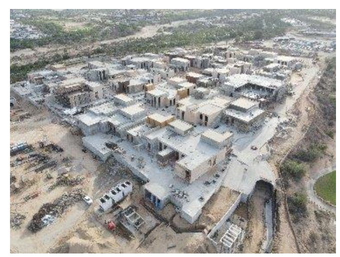
Development program



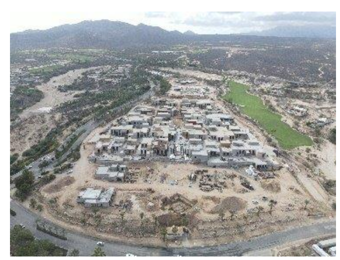
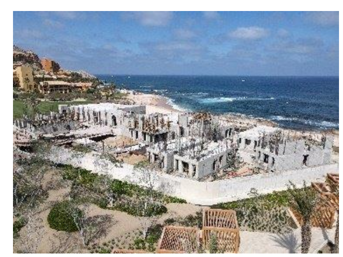

	Soho House (Phase I) Mexico City (2023)	Park Hyatt Offices Mexico City (April 2025)	Retail Los Cabos Los Cabos (3Q25)	Soho House Los Cabos Los Cabos (4Q25)
Construction progress	100%	99%	89%	43%
Leasing progress	100%	100%	98%	100%
Signed	*100%*	*83%*	*79%*	*100%*
LOI/RFP		*17%*	*19%*	







Development pipeline progress

FIBRA SOMA

Development program

Expansión Antara
Mexico City
(4Q25)

Park Hyatt Hotel
Mexico City
(4Q25)

Soho House (Phase II)
Mexico City
(2Q26)

Reforma
Mexico City
(2027/2028)

	Expansión Antara	Park Hyatt Hotel	Soho House (Phase II)
Construction progress	**68%**	**76%**	**0%**
Retail / Hotel leasing progress	**90%**	**100%**	**100%**
Signed	*75%*	*100%*	*100%*
LOI/RFP	*15%*	*0%*	*0%*
Offices leasing progress	**100%**	**N/A**	**N/A**
Signed	*92%*		
LOI/RFP	*8%*		

Development CapEx

FIBRA SOMA

Projects under development

Park Hyatt Mexico City (2025)

Expansión Antara (2025)

Soho House Los Cabos (2025)

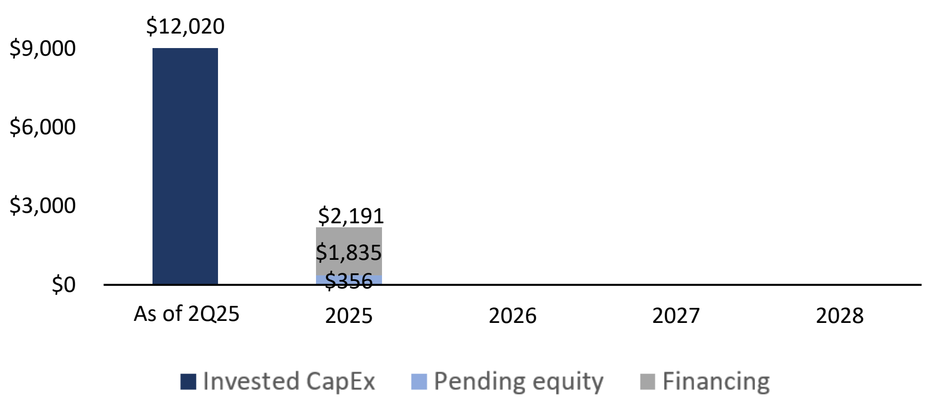
Retail Los Cabos (2025)

Soho House Mexico City (Phase II) (2026)

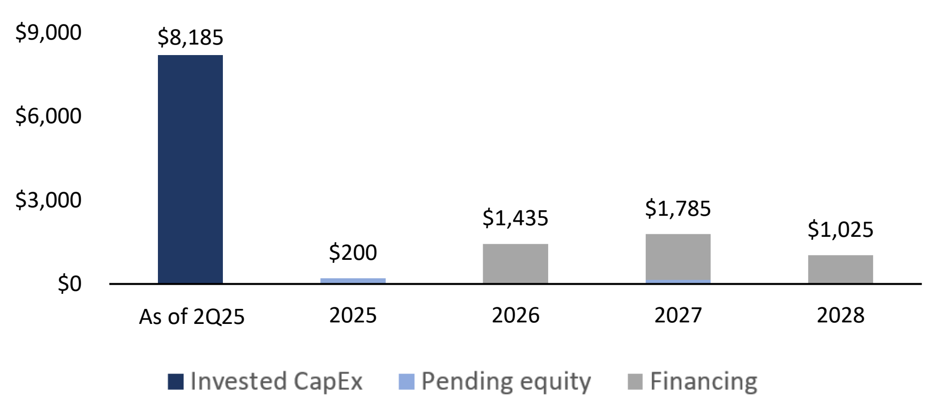
Reforma (2027/2028)

Abraham González 45

Pipeline (excl. Reforma)



Reforma



- This report includes all Fibra SOMA development projects in the pipeline with their respective participations. The Abraham González 45 project is in the redesign stage and has been excluded from CapEx estimates for 2025 and 2026.
- During 2Q25, MXN$985 million was invested in CapEx, representing 54% progress on the amount pending investment in 2025. For Reforma, MXN$56 million was invested in CapEx, representing 35% progress on the amount pending investment in 2025.
- Development loans obtained and in the process of being obtained remain at the asset level, and the cost of financing is covered within the projects' own budget, so no additional resources are required from Fibra SOMA.
- Fibra SOMA has sufficient resources to complete the development pipeline.

Note: CapEx requirements cover all Fibra SOMA development projects, including Soho House Mexico City, Retail Los Cabos, Park Hyatt Mexico City, Soho House Los Cabos, Antara Expansion, and Reforma.

Financial information
NOI & EBITDA

FIBRASOMA

Thousand Pesos	2Q25	2Q24	2025 YTD
Rent	$560,702	$344,338	$1,112,242
Parking	$25,532	$22,559	$49,780
Income from sale of land	$137,620	$0	$137,620
Maintenance, Operation, Advertising and Others	$43,961	$51,525	$76,423
Total revenues (Own Portfolio)	**$767,815**	**$418,423**	**$1,376,064**
Operation and maintenance expenses	($121,764)	($121,870)	($241,976)
Property tax	($23,766)	($16,805)	($51,951)
Insurance	($3,922)	($1,670)	($6,003)
Land sale expenses	($139,869)	$0	($139,869)
Total expenses (Own Portfolio)	**($289,320)**	**($140,345)**	**($439,799)**
Joint Venture revenues	$285,165	$287,097	$596,842
Joint Venture expenses	($110,226)	($72,513)	($186,505)
Joint Venture result (Net)	**$174,939**	**$214,584**	**$410,338**
Net Operating Income	**$653,435**	**$492,661**	**$1,346,603**
NOI margin	***62.1%***	***69.8%***	***68.3%***
Administrator Expenses and other non-operating expenses	($57,283)	($65,794)	($131,648)
EBITDA	**$596,152**	**$426,867**	**$1,214,956**
EBITDA margin	***56.6%***	***60.5%***	***61.6%***

Financial information

FFO / AFFO reconciliation

Thousand Pesos	2Q25	2Q24	2025 YTD
Consolidated Net Income	$639,114	$356,357	$396,185
Foreign exchange Gain (loss), net	($1,247,820)	$722,622	($1,267,210)
Derivative financial instrument adjustment	$777,847	($970,507)	$1,175,667
Banking Commissions Amortization	$7,586	$7,518	$16,001
Property value adjustment	($38,929)	$0	($38,929)
Consolidated FFO	**$137,799**	**$115,990**	**$281,715**
Net anticipated rents	($1,619)	$11,438	$66,815
Net Tenant Admission Payments	$8,211	$39,607	$50,528
Other Provisions	$10,960	$2,559	$19,295
Net straight-line effect	($18,781)	($18,131)	($25,554)
Net property tax and insurance unaccrued	($3,786)	($8,549)	($25,396)
Consolidated AFFO	**$132,785**	**$142,916**	**$367,404**

SOMA21 at BIVA	2Q25	2Q24
Closing price as of June 30, 2025	$49.2	$49.2
Outstanding CBFIs as of June 30, 2025	889,628,640	820,175,074
Market capitalization as of June 30, 2025	$43,743,054,625	$40,328,021,660

Fibra SOMA

Mexican Pesos	2Q25	2Q24	2025 YTD
Consolidated FFO	$137,798.7	$115,990.1	$281,715.1
Consolidated AFFO	$132,784.6	$142,915.9	$367,404.2
CBFIs Tenant Distribution	$0.0	$0.0	$0.0
CBFIs with economic rights	889,628,640	820,175,074	889,628,640
CBFIs distribution with economic rights	$0.00	$0.00	$0.00

Financial information
Credit profile

FIBRASOMA

Fibra SOMA's debt as of June 30, 2025	Fibra SOMA's share %	Currency	Total amount (in MXN$mm)	Interest rate	Outstanding balance (in MXN$mm)	Maturity
Corporate debt						
Senior bond	100%	USD	$7,513.3	4.375%	$7,513.3	Jul-22-31
Term loan	100%	USD	$2,918.5	SOFR + 250 bps	$2,918.5	Nov-29-27
Term Loan - (TL24 USD)	100%	USD	$5,183.3	SOFR + 287 bps	$5,183.3	Apr-25-29
Term Loan - (TL24 MXN)	100%	MXN	$1,712.4	TIIE + 262 bps	$1,712.4	Apr-25-29
Antea Loan	20%	MXN	$1,100.0	TIIE + 290 bps	$16.7	Sep-25-26
PO Querétaro Loan	50%	MXN	$450.0	TIIE + 225 bps	$186.0	Dec-19-33
Total corporate debt					**$17,530.2**	
Development debt (1)						
Expansión Antara Loan	100%	MXN	$3,125.0	TIIE + 325 bps (2021-2024) TIIE + 375 bps (2025-2028)	$1,424.9	Nov-30-33
PHMC Offices Senior Loan MXN	100%	MXN	$750.0	TIIE + 420 bps	$750.0	Jun-6-31
PHMC Offices Senior Loan USD	100%	USD	$395.8	SOFR + 400 bps	$384.2	Jun-6-31
Soho Mexico City Loan	33%	USD	$584.3	SOFR + 320 bps	$158.9	Jun-25-30
Retail Los Cabos Senior Loan	100%	USD	$944.5	SOFR + 325 bps	$844.3	Sep-29-28
Soho Los Cabos Loan	100%	USD	$476.3	SOFR + 320 bps	$142.9	Dec-7-30
Total development debt					**$3,705.2**	
Revolving credit						
Revolving credit line (2024)	100%	MXN	$4,000.0	TIIE + 230 bps	$1,400.0	Apr-25-27
Revolving credit line (2025)	100%	MXN	$1,500.0	TIIE + 230 bps	$1,310.0	May-29-28
Total revolving facilities					**$2,710.0**	
Total					**$23,945.4**	

- The outstanding debt balance at the end of 2Q25 was MXN$23,945 million.
  - The decrease in the debt balance is mainly due to the initial amortization of the 2022 Term Loan's principal and the appreciation of the peso against the dollar.
- The total outstanding balance of the revolving credit facility is expected to be prepaid with VAT funds to be recovered.
- The debt maturity profile is at healthy levels, with no relevant maturities until 2027.
- 31% of debt is hedged in exchange rates, 28% is contracted in pesos, and the remaining 40% in US dollars.
- 69% of debt is contracted with a variable interest rate and 31% with a fixed interest rate.

(1) These loans are development financing at the asset level; therefore, they do not generate obligations for the FIBRA.

Financial information

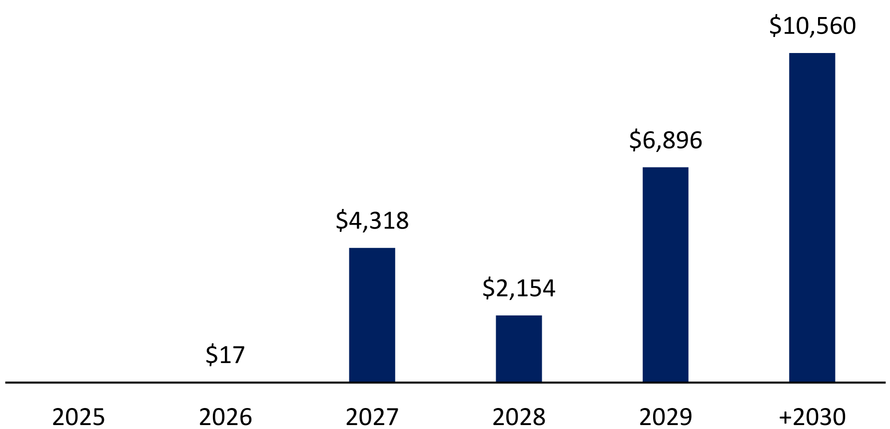
Credit profile

Credit ratios

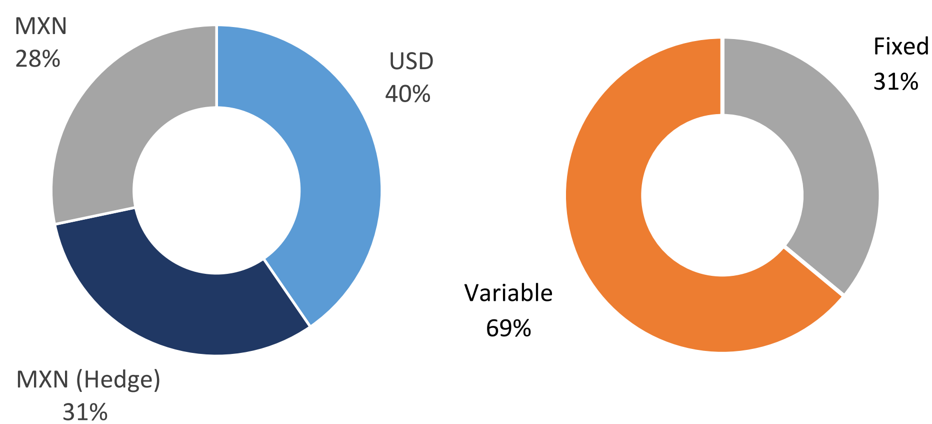
Ratios (CNBV) as of 2Q25	SOMA	Limit	Status
Loan to Value (total debt / Assets book value)	31.6%	≤50%	OK
Debt service coverage ratio	2.1x	≥1.0x	OK

Ratios (Senior notes) as of 2Q25	Type	SOMA	Limit	Status
Limitation on Outstanding Debt (LTV)	Incurrence	31.6%	≤60%	OK
Limitation on Secured Debt (Secured debt / Total Assets)	Incurrence	0.3%	≤40%	OK
Debt service test	Incurrence	1.9x	≥1.5x	OK
Maintenance of Unencumbered Assets	Maintenance	309.2%	≥150%	OK

Debt maturity profile



Debt profile by currency and rate



ESG Strategy – Focus and Progress

FIBRA SOMA

Fibra SOMA recognizes that all long-term sustainable value creation requires the integration of ESG principles in all areas of its operations. The Fibra focuses on measuring, reporting, and improving its environmental, social, and governance performance in line with international standards.

Key training, prepping, and actions

- We have offered **ongoing training** on ESG topics to shopping center staff, reinforced with support and supervision.
- **Baseline year:** 2025 has been defined as our baseline year, and we have worked with shopping centers to obtain initial evaluation metrics by the end of this same year.
- **Monitoring and supervision:** Conducting internal audits to assess ESG progress within our measurement baseline year (2025).

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Recent progress

- **First sustainability report published (2023):** We began the journey toward a more transparent and responsible management approach aligned with global best practices. Fibra SOMA published its first sustainability report in November 2024.
- **2024 Sustainability Report:** Currently in the making; reflects initial progress and methodological framework for future years. Fibra SOMA will publish its second sustainability report in the third quarter of 2025.
- We have begun developing **standardized manuals, policies, and formats** to align our ESG activities with international standards.

Goal

Consolidate a high-quality real estate platform with a sustainable approach, capable of generating economic, environmental, and social value in the long term.

Glossary

FIBRASOMA

Consolidated Adjusted Funds from Operations (Consolidated AFFO): Result of adjusting FFO by adding or subtracting the following items as applicable: Net Tenant Admission Payments (*Refers to Tenant Admission Payments collected in the current period that are unearned and Tenant Admission Payments collected in prior periods accrued in the current period*), Net straight-line effect (*Refers to the effect of recognizing the amounts of Base Rent, proportionately in straight line throughout the term of lease agreements, no matter the payment method agreed upon with the tenant*), Net property tax and insurance (*Refers to un-accrued Property Tax and Insurance expenses from the current period and Property Tax and Insurance expenses that correspond to previous periods*), Net anticipated rents (*Refers to rents collected in advance in the current period that are unearned, and rents collected in advance in prior periods that are accrued in the current period*), Other Provisions (*Refers to other non-cash expenses accrued during the period*), Banking Commissions Amortization (*Refers to the non-cash adjustment related to Debt issuance costs*).

Controlling Interest (AFFO): Result of adjusting Consolidated AFFO by adding or subtracting the Non-Controlling Interest (*Refers to excluding the minority interest effects related to adjustments outlined above*) to the FFO.

GLA: Gross leasable area.

Market Cap Calculation: (Outstanding CBFIs) *(Average Quarterly Closing Price).

Consolidated Funds from Operations (Consolidated FFO): The result of adding to or subtracting adjustments related to negative or positive changes, respectively, in some non-cash items reflected in results, from Consolidated Net Income, as applicable and as follows: Adjustments to fair value of investment properties-Net (*Refers to the non-realized accounting gains or losses resulting from changes in the determination of the reasonable value of investment properties)*, Valuation Effect on Financial Instruments (*Refers to non-realized profits or losses in the reasonable value of financial instruments (includes debt and equity related instruments) that, as applicable, derive from accounting guidelines with respect to the fair value determination of these instruments in the financial statements*) and Foreign exchange Gain (loss), net (*Refers to the unrealized gains losses in the value of monetary assets and liabilities resulting from fluctuations in the exchange rate*).

Net Operating Income (NOI): Total revenues *(including lease revenues, maintenance fees and joint venture revenues)* minus operating expenses of the properties *(which includes operating expenses, joint venture expenses, maintenance expenses, property taxes and insurance expenses).* The NOI calculation does not include certain other expenses such as administrator expenses and other non-operating expenses, fair value adjustments to investment properties, interest expense, interest income, and foreign exchange (loss) gain-net.

Base rent: Minimum fixed rent payable by tenants as determined in the lease agreement.

Earnings before interests, taxes, depreciation, and amortization (**EBITDA):** Result of subtracting the Administrator Expenses and other Non-Operating expenses to the NOI.

Glossary

- **Debt service coverage ratio(“ICDt”) terms:**

  AL0 = Liquid assets at the end of 2Q25, including cash and investment in securities, but not restricted cash.
  VATt = Value-added tax to be recovered in the estimated quarter of recovery t.
  UOt = Estimated operating income after payment of distributions for quarter t. Considering projects in operation, and in the case of projects under development, only those whose development has begun as of the date of this calculation.
  LR0 = Revolving credit lines outstanding, irrevocable and undrawn at the end of 2Q25.
  It = Estimated interest payments derived from financing for quarter t.
  Pt = Scheduled principal repayments of borrowings for quarter t.
  Kt = Estimated recurring capital expenditures for quarter t.
  Dt =Non-discretionary development expenses estimated for quarter t. Only those investments in announced projects whose development is in projects announced and whose development has begun as of the date of this calculation are considered.
  t = 3Q25, 4Q25, 1Q26, 2Q26, 3Q26, 4Q26.

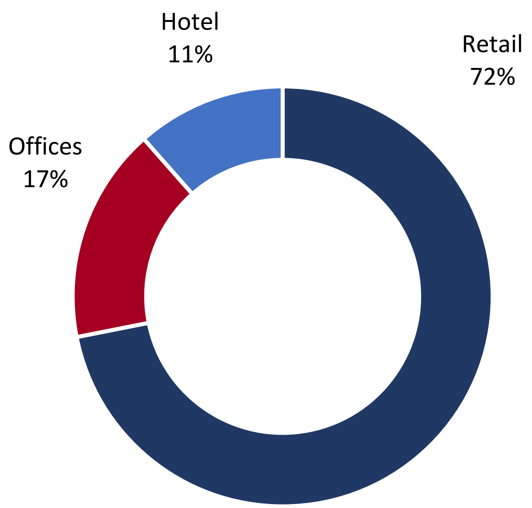
Appendix

GLA breakdown

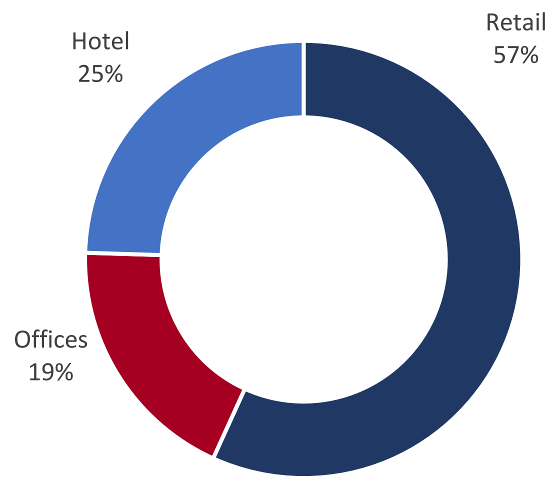
GLA breakdown

FIBRASOMA

GLA by segment(1)



Income by segment(1)



Income by currency(1)

- The portfolio's GLA, considering the assets in operation and the projects under development, is divided into 72% retail, 17% offices, and 11% hotels. The portfolio has offices in Artz, Expansión Antara, and PHMC, while the hotel component is present in Expansión Antara, PHMC, Soho House & Beach Club in Los Cabos, and Soho House Mexico City.
- 57% of our income came from the retail component, 19% from the offices, and the remaining 25% from hotels. These re consider both operating properties and properties under development in the stabilization phase.
- Within the total revenues mentioned in the previous point, those in Mexican pesos represented 55% of revenues, while the other 45% are in US dollars. These mainly come from the office and hotel components.

[1] GLA breakdown includes operating assets and development pipeline (in the stabilization phase).

FIBRA SOMA

Appendix

Financial Statements

Financial Information
Income Statement

FIBRA SOMA

Thousand Pesos	2T25	2T24	Acumulado 2025
Rental income	$560,702	$344,338	$1,112,242
Parking	$25,532	$22,559	$49,780
Income from land sales	$137,620	$0	$137,620
Maintenance, Operation, Advertising and Other	$43,961	$51,525	$76,423
Total revenues (Own Portfolio)	**$767,815**	**$418,423**	**$1,376,064**
Operation and maintenance expenses	($102,091)	($106,317)	($202,732)
Operation Fee	($19,673)	($15,553)	($39,244)
Property tax	($23,766)	($16,805)	($51,951)
Property Insurance	($3,922)	($1,670)	($6,003)
Cost of land sales	($139,869)	$0	($139,869)
Total expenses (Own Portfolio)	**($289,320)**	**($140,345)**	**($439,799)**
Joint Venture result (Net)	**$174,939**	**$214,584**	**$410,338**
Income after Joint Venture result (Net)	**$653,435**	**$492,661**	**$1,346,603**
Administrator Expenses and other non operating expenses	($57,283)	($65,794)	($131,648)
Interest expense and debt cost	($524,957)	($362,135)	($1,068,048)
Tender offer Gain	$0	$0	$0
Derivative financial instrument effect	($5,249)	$29,340	($18,409)
Interest income	$9,981	$36,162	$28,131
Foreign exchange Gain (loss), net	$631,594	($45,249)	$637,264
Adjustments to fair value of investment properties - Net	$38,929	$0	$38,929
Net income	**$746,448**	**$84,986**	**$832,822**
(Loss) gain on foreign exchange of financial instrument	$616,226	($677,373)	$629,946
(Loss) gain on valuation of financial instrument	($723,560)	$948,744	($1,066,583)
Consolidated comprehensive (loss) income	**$639,114**	**$356,357**	**$396,185**
Net Consolidated income (loss)			
Controlling Interest	$746,448	$84,986	$832,822
Non-Controlling Interest	$0	$0	$0
Consolidated comprehensive (loss) income			
Controlling Interest	$639,114	$356,357	$396,185
Non-Controlling Interest	$0	$0	$0

Financial Information
Balance Sheet

FIBRA SOMA

Thousand Pesos

Assets	As of 2Q25
Current assets:	
Cash, cash equivalents	$661,931
Net lease receivables	$518,768
Accounts receivable from related parties(1)	$859,777
Recoverable taxes, mainly VAT	$2,438,305
Assets available for sale	$0
Prepaid expenses	$39,027
Total current assets	**$4,517,808**
Non-current assets:	
Restricted cash	$0
Investment properties	$52,065,911
Investments in joint ventures	$15,855,123
Land 3332	$0
Derivative Financial Instruments	$0
Long - term prepaid expenses	$956,653
Fixed Assets	$48,704
Property Acquisition Tax (ISAI)	$0
Shares Investment in subsidiary	$0
Total non-current assets	**$68,926,390**
Total assets	**$73,444,199**

Liabilities and Trustors' / Beneficiaries' Capital	As of 2Q25
Short-term liabilities:	
Current portion of long-term debt	$2,888,682
Trade accounts payable and accrued expenses	$892,914
Interest payable	$272,105
Taxes payable	$41,271
Total short-term liabilities	**$4,094,972**
Long-term liabilities:	
Debt	$20,356,329
Trade accounts payable and accrued expenses	$265,659
Derivative financial instruments	$2,609,075
Deposit from tenants	$185,909
Lease rights	$129,073
Total long-term liabilities	**$23,546,046**
Total liabilities	**$27,641,018**
Trustors' / Beneficiaries' capital:	
Contributed capital -	
Trustors' contributions	$40,528,912
CBFI´s repurchase reserve	$6,903
Earned capital -	
Retained earnings	$6,759,972
Controlling interest	**$47,295,787**
Non-controlling interest	$0
Other comprehensive income	($1,492,606)
Total Trustors´ / Beneficiaries' capital	**$45,803,181**
Total liabilities and Trustors' / Beneficiaries´ capital	**$73,444,199**

(1) Accounts receivable from related parties correspond to the remaining receivables from joint ventures pending receipt. Additionally, a short-term loan granted to PHMC Hotel CIB/3421 is included, which is for an investment in joint venture subject to interest payments according to market spreads.

Financial Information
Cash Flow

FIBRASOMA

Fideicomiso Irrevocable No. 3332
(CIBanco, S.A., Institución de Banca Múltiple)
Statements of Cash Flows
(In Thousands of Mexican Pesos)

Concept	6M 2025
Cash flows from operating activities:	
Consolidated net income for the period	832,824
Adjustments for non-cash items:	
Equity in income of investments in joint ventures	(410,338)
Fair value changes on investment properties	(38,929)
Insurance amortization	17,934
Leasehold rights amortization to income	23,352
Amortization debt issuance costs	(10,411)
Effect of valuation of derivative financial instruments	737,685
Unrealized exchange rate fluctuation	(1,377,423)
Interest income	(99,802)
Interest expense	1,060,561
Total	**735,453**
Changes in working capital:	
(Increase) decrease in:	
Rents receivable from customers	(73,518)
Accounts receivable from related parties	(24,310)
Recoverable value added tax (VAT)	145,890
VAT returns	-
Other accounts receivable	55,741
Prepaid expenses	(35,868)
Increase (decrease) in:	
Accounts payable and accrued expenses	408,581
Accounts payable to related parties	846
Taxes payable	12,316
Financing costs	-
Lease rights	27,176
Guaranteed deposits	124,712
Net cash flows from operating activities	**1,377,019**

Concept	6M 2025
Cash flows from investing activities:	
Acquisition in investment properties / Investment in projects under development.	(1,777,901)
Acquisition of investment in joint ventures for real estate assets	-
Real estate tax aqcuisition	
Land sale	139,869
Contributions to joint ventures	-
Distribution received from joint ventures	347,339
Loans to related parties [1]	(242,000)
Other non-current assets	(22,223)
Interest received	99,802
Net cash flows used in investing activities	**(1,455,114)**
Cash flows from financing activities:	
Contributions to the Trust	-
Loans obtained	1,400,115
Payments of loans	(64,288)
Buyback fund	-
Interest paid	(998,457)
Net cash flows used in financing activities	**337,370**
Cash and cash equivalents	
Net decrease in cash and cash equivalents	**259,275**
Cash and cash equivalents at beginning of the year	402,656
Cash and cash equivalents at the end of the year	**661,931**

(1) Short-term loan granted to PHMC Hotel CIB/3421, which is for an investment in joint venture subject to interest payments according to market spreads.

About Fibra SOMA

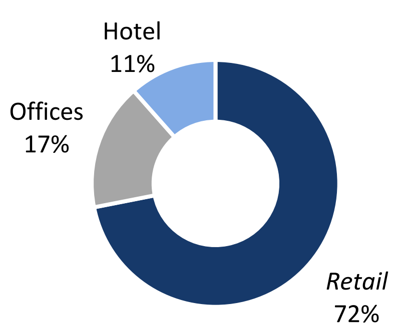
Leading real estate player in Mexico with decades of proven experience as developer and operator

FIBRA SOMA

Focus on Portfolio Enhancement and Growth

- **+80 years** of experience in the Mexican real estate industry
- **+836,000 sqm** of GLA[1] portfolio in Mexico
- **+293,000 sqm** of GLA[1] is currently in development stage
- **+US$3.4 bn** in Assets Under Management[2]
- **1,551** tenants

GLA Breakdown[3]



Breakdown includes assets under development and are expected to increase total portfolio GLA to +836,000 sqm once fully operational

FIBRA SOMA Overview

- Fully-integrated, self-managed and self-administered Mexican real estate investment trust (FIBRA)
- Focus on iconic, high quality and geographically diversified properties across key cities in Mexico
- In-house design and innovation resulting in consistent NOI increases
- Above-market rent increments and cost optimizations
- Selective investments with rigorous criteria in order to maximize value creation
- Core segment is Retail, but continues diversifying towards Office, Hotel and Residential given significant appetite for SOMA's highly attractive and unique assets

Cornerstone Investor

ONTARIO TEACHERS' PENSION PLAN

- ✓ Ontario Teacher's Pension Plan is a best-in-class global real estate investor and holds a ~22% ownership interest in Fibra SOMA.
- ✓ Ontario Teacher's Pension Plan has two members on the Investment Committee (out of four members) and two members on the Technical Committee.

[1] Gross Leasable Area is the total space available for lease. [2] Refers to Investment Properties and Investments in Joint Ventures per Company Financials as of 2Q25. [3] GLA breakdown includes operating assets and development pipeline (in stabilization phase).

Proven track record of operations and project development

FIBRA SOMA

1937 – Juan Sordo Madaleno ("JSM") opens architecture firm

1969 – JSM, in partnership with Wiechers, develops the first shopping mall in Mexico: Plaza Universidad

1971 – Development of Plaza Satélite shopping mall

1983 – Sordo Madaleno y Asociados is founded (now Sordo Madaleno Arquitectos "SMA")

1998 – Development of Plaza Angelópolis shopping mall

2000 – Strategic alliance with Simon Property Group as business partner in select property developments

2004 – Development of Outlets Punta Norte with Simon

2006 – Development of Antara Fashion Hall

2008 – Grupo Sordo Madaleno ("GSM") is founded

2009/10

2009 – Awarded the World Architecture Festival (WAF) prize

2010 – Development of Luxury Hall in Puebla

2012/15

2012 – 2014 – Development of:
- Corporativo Antara
- Antea
- Andamar

2015 – Cadillac Fairview makes initial investment in GSM's development platform

2016/18

2016 - 2018 – Development of:
- Andamar II
- Corporativo Antara II
- Artz Pedregal
- Ampliación Plaza Satélite
- Premium Outlets Querétaro

2021

February – **Initial Public Offering** – FIBRA SOMA IPO, raising more than MXN$6bn

2021 – Contribution to the Fibra of:
- PHMC
- Soho House & Beach Club Los Cabos

2022 – Contribution to the Fibra of:
- Soho House Mexico City
- Abraham González 45
- Retail Los Cabos

2024 – Hyatt Regency Mexico City acquisition

Operating Assets Developed Cumulative GLA (000' sqm)

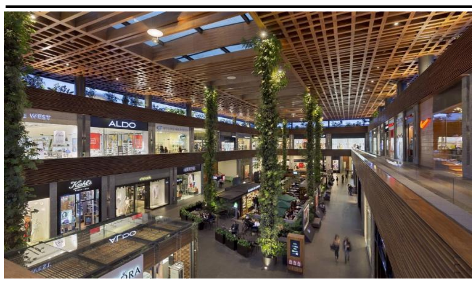
2000	...	2004	...	2006	...	2010	...	2013	2014	2015	...	2018	2023	2025
144		176		224		234		314	347	377		440	465	543

Fibra SOMA's portfolio

FIBRA SOMA

Diversified and segmented portfolio, located in unique and irreplaceable prime locations

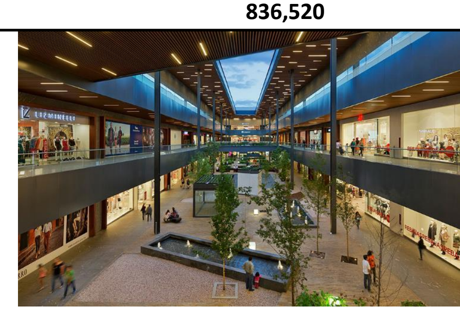
Assets	Location	Status	Share %	Total GLA (sqm)
Andamar I	Veracruz	Operating	100.0%	33,465
Andamar II	Veracruz	Operating	100.0%	29,667
Angelopólis	Puebla	Operating	35.0%	36,221
Antea	Querétaro	Operating	20.0%	79,721
Artz	Mexico City	Operating	100.0%	111,183
Luxury Hall	Puebla	Operating	100.0%	10,385
PO Punta Norte	State of Mexico	Operating	50.0%	31,581
PO Querétaro	Querétaro	Operating	50.0%	25,925
Satélite	State of Mexico	Operating	46.9%	76,803
Universidad	Mexico City	Operating	39.0%	30,569
Soho House Mexico City	Mexico City	Operating	33.0%	12,000
Hyatt Regency	Mexico City	Operating	100.0%	41,000
PHMC Oficinas	Mexico City	Operating	100.0%	25,000
Expansión Antara	Mexico City	Development	100.0%	90,000
Reforma	Mexico City	Development	100.0%	90,000
PHMC Hotel	Mexico City	Development	50.0%	15,000
Soho House Los Cabos	Los Cabos	Development	100.0%	12,000
Abraham González 45	Mexico City	Development	50.0%	33,000
Retail Los Cabos	Los Cabos	Development	100.0%	23,000
León	Guanajuato	Planning	70.0%	30,000
Total				**836,520**



Luxury Hall

Andamar

Outlet Querétaro



Antea

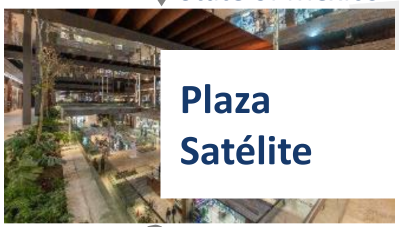
Asset locations (1/2)

FIBRASOMA

Assets located in Mexico City and State of Mexico

Premium Outlets Punta Norte

State of Mexico

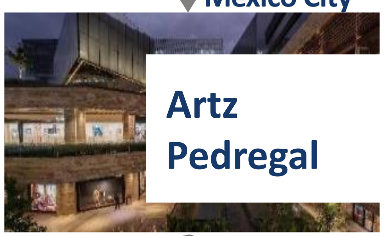


Plaza Satélite

State of Mexico

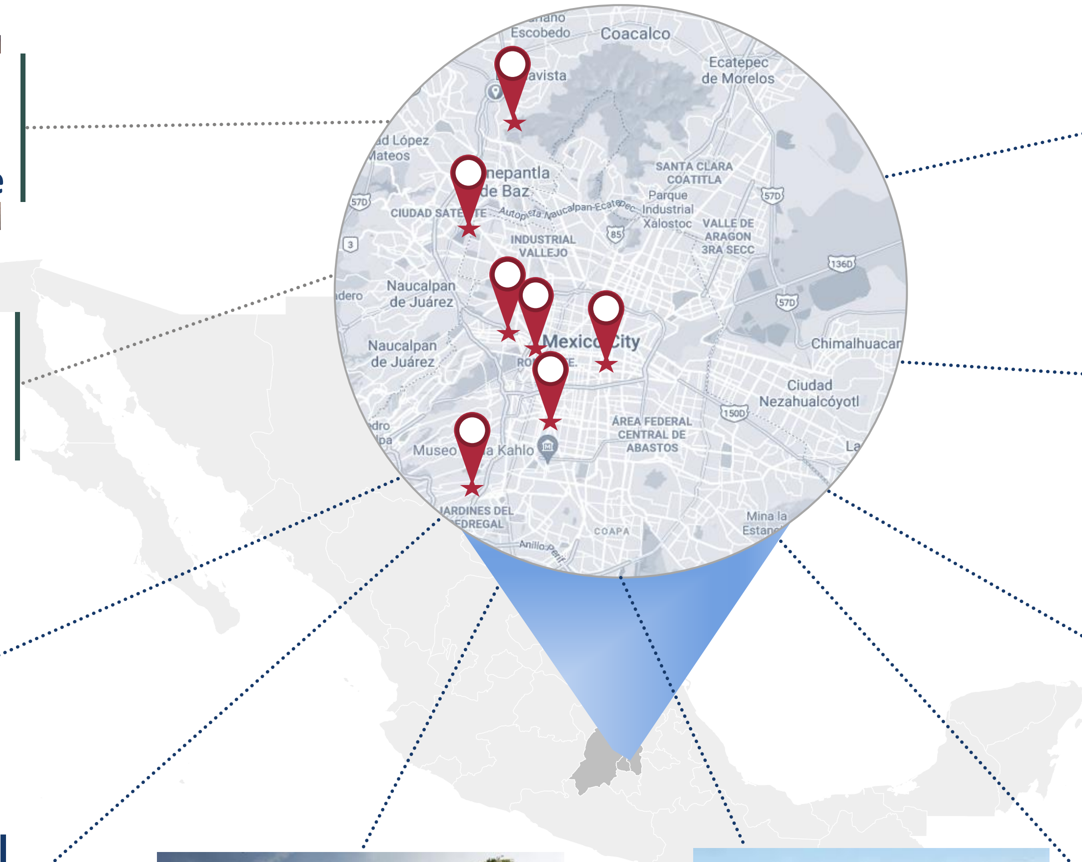
Plaza Universidad

Mexico City



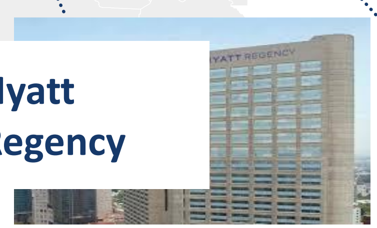
Artz Pedregal

Mexico City



Abraham González 45

Mexico City

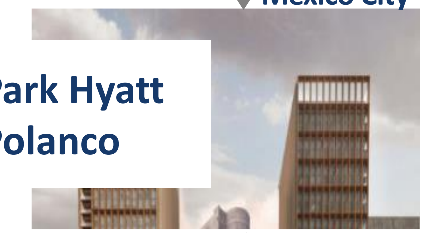


Hyatt Regency

Mexico City

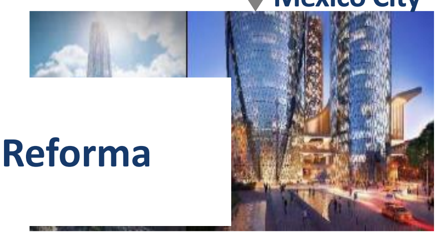
Expansión Antara

Mexico City



Park Hyatt Polanco

Mexico City



Reforma

Mexico City

Soho House Mexico City

Mexico City

Mexico City area: the capital and largest city of Mexico and the most populous city in North America, with over 20mm inhabitants. Mexico City is the country´s economic epicenter, representing 18% of its GDP. It is the largest Spanish speaking city globally and the oldest capital city in the Americas.

Asset locations (2/2)

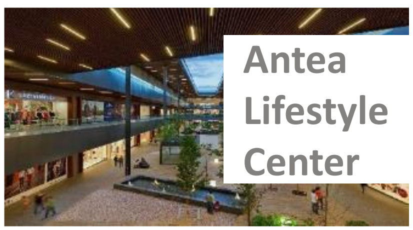
FIBRASOMA

Soho House Los Cabos

Los Cabos

Retail Los Cabos

Los Cabos



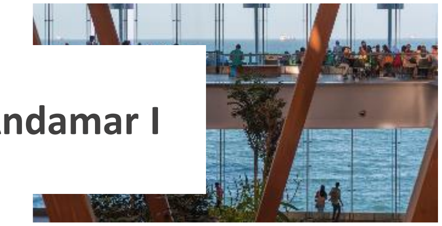
Antea Lifestyle Center

Querétaro

Premium Outlets Querétaro

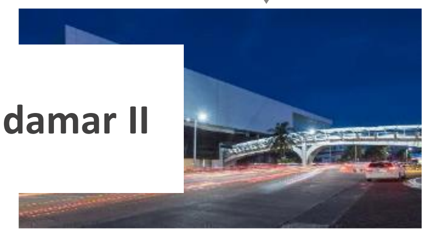
Querétaro

Assets located in Querétaro, Veracruz, Puebla, and Baja California Key locations in Mexico´s manufacturing corridor for exports and tourism



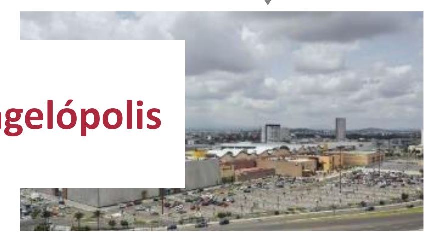
Andamar I

Veracruz



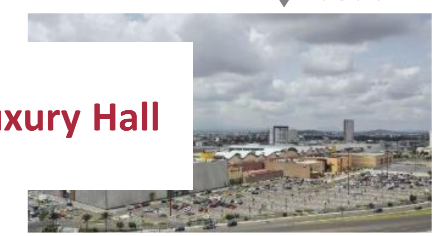
Andamar II

Veracruz



Angelópolis

Puebla



Luxury Hall

Puebla

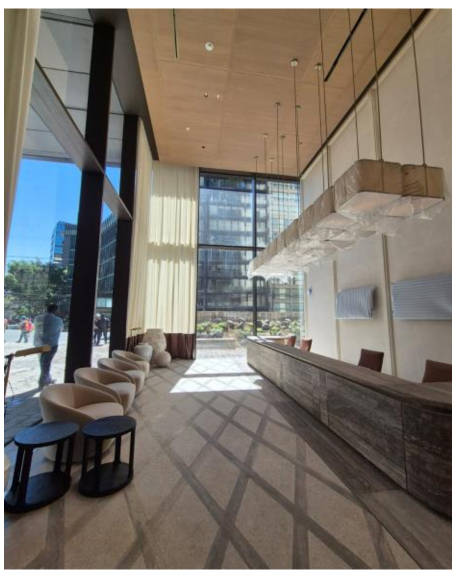
Querétaro: one of the fastest growing cities in Mexico and the largest city in the Bajío region, one of the most dynamic regions in Mexico, due to its large industrial activity and exports focus.

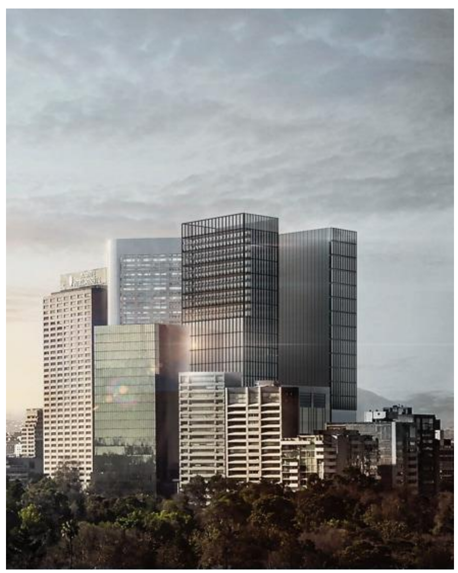
Veracruz: founded in 1529, Veracruz is the oldest, largest and most important seaport in Mexico, and gateway to Mexico´s automobile industry.

Puebla: the fourth largest metropolitan area in Mexico with +3mm inhabitants, the city serves as one of the main economic hubs in Mexico.

Park Hyatt Mexico City Offices – Key highlights

Location	Polanco, Mexico City
Year of completion	2025
GLA	25,000 sqm
Uses	Offices



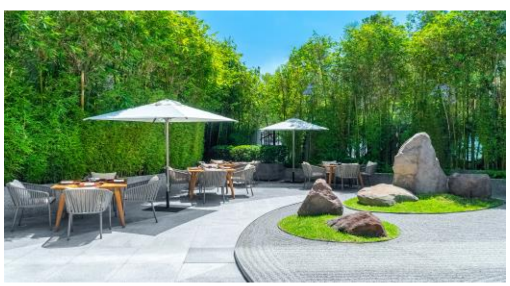


- The Park Hyatt Mexico City office tower is located in the Polanco area, one of the most valuable and sought-after locations for corporations looking to rent office space in the city.
- Most of the tower's gross leasable area is already leased under contract by tenants that are solidly established corporate companies with excellent credit quality.
- The offices offer triple-A spaces with excellent services and unbeatable views. The gastronomic offerings around the asset, as well as its central location close to the city's main points of interest, are factors that make this asset one of the best options for office rental in the city.

Hyatt Regency Mexico City – Key highlights

FIBRASOMA

Location	Mexico City
Year of completion	1982
Keys	755
Uses	Hotel



- Hyatt Regency Mexico City is a hotel located in the Polanco area, one of the most exclusive and valuable neighborhoods in the city.
- The last renovation of the building was completed in 2022.
- The hotel has a wide gastronomic offer that includes restaurants in different price ranges. These include: Yoshimi, Teppan Grill, Rulfo and Amado.
- Various agreements with key partners that increase revenues for both strategic groups and individual travelers.

Soho House Mexico City – Key highlights

FIBRA SOMA

Location	Mexico City
Year of completion	2023 - phase I 2Q26 – phase II
Keys	32
Uses	Hotel / Members Club

- Soho House is a private members club with locations in several countries, aimed primarily at professionals in the creative industries such as film, art, fashion, etc. The club offers a unique space for socializing and spending quality time.
- Phase II was expanded from 19 to 28 keys, optimizing the supply and profitability of the development (32 keys in total).
- EBITDA YTD 2024 is on budget, confirming the profitability and stability of the project.
- Soho House continues to consolidate its presence in the luxury hospitality segment in Mexico.

Luxury Hall – Key highlights

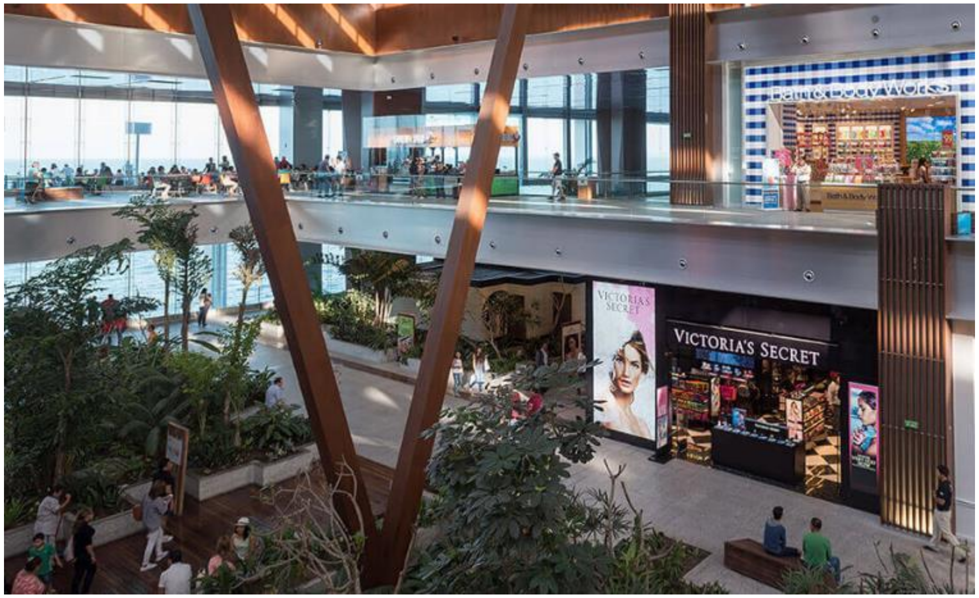
FIBRASOMA

Location	Puebla
Year of completion	2010
GLA	10,385 sqm
Uses	Retail
Tenants	Burberry, Victoria Secret, Aldo, Kiehl’s, among others

- Located adjacent to the Angelópolis Shopping Mall
- Multi-faceted mall, with a range of retail spaces with the most exclusive brands and terraces with restaurants
- Main point of attraction for visitors to and from other central and Gulf states with high expectations for a luxury experience
- Innovative concept as it merges mall experience with special events, providing loyalty programs, and a wide range of products and services

Andamar I & II – Key highlights

FIBRASOMA



Location	Veracruz
Year of completion	2014 & 2016
GLA	63,132 sqm
Uses	Retail
Tenants	Cinemex, Zara, West Elm, Pottery Barn, Williams Sonoma, among others

- Located in prime neighborhood of Veracruz, overlooking Boca del Rio avenue
- Leading mall in the state of Veracruz, offering premium brands and a unique experience of enjoying shopping, entertainment and services by the sea
- 107 stores

Artz Pedregal – Key highlights

Location	Mexico City
Year of completion	2018
GLA	111,183 sqm
Uses	Retail & Offices
Tenants	J&J, Santander, LVMH, Moncler, Omega, Tiffany, among others

- Largest shopping center according to turnovers and visitors in the whole southern Mexico City
- Wide choice of shops, services, cafes and leisure under one roof
- Strategic location with excellent high-density primary catchment area
- Convenient accessibility from public transport perspective and spacious parking area around the building

Outlet Punta Norte – Key highlights

FIBRASOMA

Location	State of Mexico
Year of completion	2004
GLA	31,581 sqm
Uses	Retail
Tenants	Palacio de Hierro Outlet, Salvatore Ferragamo, Carolina Herrera, among others

- Open-air shopping center offering national and international designer brands, where shoppers can find the widest range of retail choice with discounts of 25 to 65 percent off every day
- Offer various selection of fashion options with 165 stores available
- Main destination for visitors from across the metropolitan area and the rest of the country

Premium Outlets Querétaro – Key highlights

Location	Querétaro
Year of completion	2019
GLA	25,925 sqm
Uses	Retail
Tenants	Adidas, Hugo Boss, Nike, Swarovski, among others

- Located 6.3km from Querétaro, the largest city in the Bajío region - one of the most dynamic and fastest growing regions in Mexico
- Main point of attraction for visitors to and from the export corridor of Mexico
- With over 80 stores, it offers an open aired experience of retail spaces and restaurants options
- Offering the latest trends at a discounted price in fashion for men, women, children, houseware and home furnishings

Plaza Satélite – Key highlights

FIBRASOMA

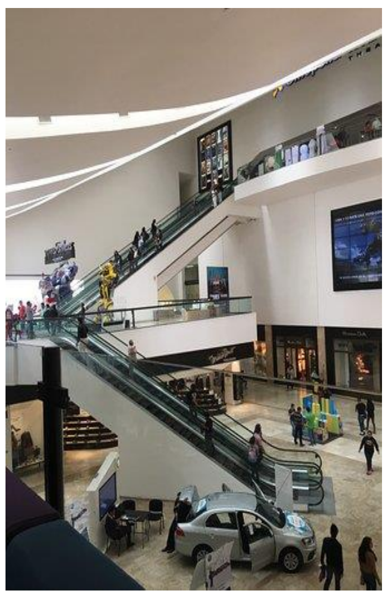
Location	State of Mexico
Year of completion	1971
GLA	76,803 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Sears, Cinépolis, among others

- Opened in 1971 in the municipality of Naucalpan de Juárez as one of the country's first shopping malls
- Key factor that drove the urbanization of this zone, it is one of the areas of most intensive transit and commerce in the State of Mexico
- With 250 stores it offers a wide range of products, services and entertainment that makes it one of the most-visited shopping malls in the country

Plaza Universidad – Key highlights

FIBRASOMA

Location	Mexico City
Year of completion	1969
GLA	30,569 sqm
Uses	Retail
Tenants	Cinépolis, Sears, Zara, Sanborns, among others



- Plaza Universidad was the country's second shopping mall, with a range of commercial uses including fashion, entertainment, food, and services
- Acts as a retail hub attracting visitors to the area from other parts of the city, since there are few shopping alternatives outside of the traditional options in the historic center of the city
- Offers 80 stores

Angelópolis – Key highlights

Location	Puebla
Year of completion	1998
GLA	36,221 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Sears, Cinépolis, among others

- Located in one of the fastest-growing and profitable areas of Puebla
- Shopping mall complex was the first of its kind in the city with over 148 stores
- Activated and promoted retail, residential developments, schools, universities, office buildings, hospitals, and the city's principal highways
- Significant influx of visitors (~13.9 million people annually) from adjacent states including Veracruz, Oaxaca, and Tlaxcala

Antea Lifestyle Center – Key highlights

Location	Querétaro
Year of completion	2013
GLA	79,721 sqm
Uses	Retail
Tenants	Liverpool, Palacio de Hierro, Cinépolis, Zara, among others

- Second largest shopping mall in Latin America
- Offers a wide range of top-level product brands, services, and entertainment
- Antea has 187 stores and receives annually ~13 million people
- Economic driver for the state of Querétaro, generating approximately 1,500 jobs, and encouraging the development of the area with hotels, housing, retail, and leisure facilities

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